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TRANSFER  
TAX  
. PAID

WARRANTY DEED  
022724

KNOW ALL PERSONS BY THESE PRESENTS, THAT MJM ENTERPRISES, LLC of Falmouth, County of Cumberland, State of Maine

in consideration of One Dollar (1.00) and other valuable consideration

paid by Ronald W. Olsavick

who has a mailing address of 89 Bayside West  
Owls Head, ME 04854

the receipt whereof it hereby acknowledges, does **GIVE, GRANT, BARGAIN, SELL, AND CONVEY** unto the said Ronald W. Olsavick, his heirs, successors and assigns forever, (3)

A certain lot or parcel of land located on Pleasant Hill Drive in Town of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

Lot 21 on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-77-074. Reference is also made to a Plan recorded in said Registry in File No: D-76-115.

The above lot is subject to all easements and rights of way of record, including those granted to the Waterville Sewage District and the Kennebec Water District.

The above lot is also subject to all restrictions and covenants of record, including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

Meaning and intending to convey Lot 21 shown on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, having written the above description, which Plan also shows the storm drainage easement, and which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-77-074. Reference is also made to a Plan recorded in said Registry in File No: D-76-115.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

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By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes for Lot 21 for the remaining portion of the fiscal year and thereafter.

Reference is made to a Deed from Mary Jane McBrady to MJM ENTERPRISES, LLC, dated April 5, 2001, recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, .  
with all the privileges and appurtenances thereof, to the said  
Ronald W. Olsavick, his heirs, successors and assigns, to them  
and their use and behoof forever,

AND MJM ENTERPRISES, LLC does covenant with the said Grantee, his  
heirs, successors and assigns, that it is lawfully seized in fee  
of the premises, that the premises are free of all encumbrances  
except as aforesaid;

and that it has good right to sell and convey the same to the  
said Grantee to hold as aforesaid; and that it shall and will  
**Warrant and Defend** the same to the said Grantee, his heirs,  
successors and assigns forever, against the lawful claims and  
demands of all persons.

IN WITNESS WHEREOF, the said MJM ENTERPRISES, LLC, has hereunto  
caused this deed to be signed this 23rd day of July , 2002 .

**SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF**

Mary Gallagher  
WITNESS

MJM ENTERPRISES, LLC  
BY Mary Jane McBrady  
Mary Jane McBrady,  
Managing Member

STATE OF MAINE  
COUNTY OF KENNEBEC

July 23 , 2002

Then personally appeared the above named Mary Jane McBrady and  
acknowledged the foregoing instrument to be her free act and deed  
and the free act and deed of said Limited Liability Company.

Before me,

Mary Gallagher  
Notary Public

(Typed name of person taking acknowledgment)



My Notary Commission expires:

RECEIVED KENNEBEC SS.

2002 JUL 24 AM 9:00

ATTEST: Buffy B. B. B.  
REGISTER OF DEEDS

MARY GALLAGHER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES SEPTEMBER 5, 2003